

504 F St NE

Summary of Zoning Relief | 14 March 2023

Owner / Applicant

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Summary of Relief / Introduction

Jessica Rowlands and John Conte (the "Applicant"), the owners of the property located at 504 F Street, NE (Square 0834, Lot 0025) (the "Subject Property"). The Applicant is seeking a Special Exception, pursuant to 11 DCMR Subtitle E, § 5201.1, to construct a three-story addition to an existing, attached single-family row building (the "Project") on a non-alley lot. The existing row building has a lot occupancy of fifty-seven percent (57%). The proposed addition will increase lot occupancy to seventy percent (70%). Accordingly, the Applicant is requesting special exception relief from the maximum lot occupancy requirements of 11 DCMR Subtitle E § 304.1 to construct the Project.

Jurisdiction of the Board

The Board has jurisdiction to grant the special exception approval request pursuant to 11 DCMR Subtitle E, § 5201 from the requirements of 11 DCMR Subtitle E § 304.1 for lot occupancy up to a maximum of seventy percent (70%) for all new and existing structures on a lot.

Background

The Subject Property is located in the RF-1 Zone District. It is an interior lot measuring fifteen feet (15') wide by sixty-five feet (65') deep with a lot area of nine-hundred and seventy-five square feet (975 sf) which is significantly smaller than the lot minimum lot area of eighteen-hundred square feet (1,800 sf) for lots in the RF zone (11 DCMR Subtitle E § 201.1). The Subject Property is currently improved with a three-story existing single-family row building used as a principal dwelling. The Subject Property is bounded by F St NE to the south and a ten foot (10') public alley to the north. Abutting the Subject Property to the east and west are single-family row buildings. The surrounding neighborhood is characterized by single-family row buildings and flats.

Proposed Project and Requested Relief

The Applicant is proposing to construct a three-story rear addition to an existing, three-story row building. The existing row building has a lot occupancy of fifty-seven percent (57%). The proposed addition will extend seven feet nine inches (7'-9") to the rear and increase the lot occupancy by thirteen percent (13%) to total lot occupancy of seventy percent (70%). The Project will meet all other development standards for the RF-1 Zone District, including height and rear yard. Accordingly, the Applicant is only requesting special exception relief from the maximum lot occupancy to construct the Project.

Application Requirement for Special Exception Approval

Pursuant to 11 DCMR Subtitle X, § 5201.4, an application for special exception relief under this section shall demonstrate that the proposed addition shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, specifically:

- a) The light and air available to neighboring properties shall not be unduly affected;

Response: The proposed addition will have a minimal impact on the light and air to the neighboring properties due to the orientation of the properties and that a twenty foot (20') rear yard will be maintained.

- b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;

Response: The proposed addition will be a minimal increase in the footprint of the building of seven feet nine inches (7'-9") and thus will have a minimal impact on the privacy and enjoyment of the neighboring properties. Furthermore, there are privacy fences along the two abutting properties and the rear alley that will be maintained or replaced in kind and thus will not unduly compromise the existing privacy of use and enjoyment of the neighboring properties.

- c) The proposed addition or accessory structure, together with the original building, or the proposed new building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the street and alley frontage;

Response: The proposed addition is in harmony with the scale and development pattern of the houses on the alley frontage. The proposed addition is at the rear of the property and will not be visible from the F Street frontage. The addition will be visible from the public alley, but it is minimal in size and is consistent in character, scale, and pattern of houses as viewed from the alley.

- d) In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section

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drawings sufficient to represent the relationship of the proposed addition, new building, or accessory structure to adjacent buildings and views from public ways.

Response: The Applicant has provided plans, photographs, elevations, and shadow studies sufficient to represent the relationship between of the proposed addition to adjacent buildings and views from public ways.

Pursuant to 11 DCMR Subtitle X, § 901.2, the Board of Zoning Adjustment is authorized to grant a Special Exception if the applicant demonstrates that the relief:

- e) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;

Response: The Subject Property is located within the RF-1 Zone which provides areas developed primarily with row dwellings which is consistent with the proposed Project. The Zoning Regulations permit special exception relief from the maximum lot occupancy requirements of 11 DCMR Subtitle E § 304.1. Therefore, the Project will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.

- f) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps;

Response: As described above, the addition will not unduly affect the access to light and air, or the use of the neighboring properties.

- g) Will meet such special conditions as may be specified in this title;

Response: The Board of Zoning Adjustment may impose requirements pertaining to design, appearance, size, signs, screening, landscaping, lighting, building materials, or other requirements it deems necessary to protect adjacent or nearby property, or to ensure compliance with the intent of the Zoning Regulations. The Applicant is willing to accept any special conditions or requirements that the Board deems necessary.

Conclusion

For the reasons stated above, this application meets the requirements for Special Exception by the Board, and the Applicant respectfully requests that the Board grant the requested relief.

Respectfully submitted,



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